Karen Johnson Davidson County
Batch# 826617 DEEDWARR
03/23/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20220323-0033088

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day March 2022 .

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C Slaughter	Churchill Mtg. Corp.	117110J20300CO
(NAME)	(NAME)	
2025 Woodmont Boulevard, Unit 203	1749 Mallory Lane Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **William Cella and Reba Cella, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James C Slaughter and Bria G Slaughter, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C on the aforementioned Master Deed.
Being the same property conveyed to William Cella and Reba Cella, husband and wife by Warranty Deed from Caroline L. Gallagher, an unmarried woman and Timothy P. Gallagher, an unmarried man, joint tenant with right of survivorship, dated 03/30/2016 and recorded 04/06/2016, of record in Instrument 201604060032782, Register's Office for Davidson County, Tennessee.

This conveyance subject to Covenants, conditions, easements and restrictions recorded in Instrument 200402090015685, rerecorded in Instrument 200402120017074, and Amendments recorded in Instrument 200504040036415, and Instrument 200505120053861, Grant of Easement recorded in Instrument 201109300075711, Right of Way Agreement of record in Book 9921, Page 620, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2025 Woodmont Boulevard, Unit 203, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 10 day March 2022.

William Cella

Reba Cella

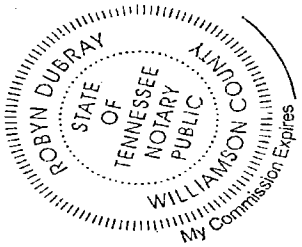
State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Cella and Reba Cella, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of March, 2022.

Notary Public:
My Commission Expires: 1-19-2025

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129



202203230033088

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/10/2022 (date of document).

Affiant Signature

Date 3/14/2022

State of TN

County of Sumner

Sworn to and subscribed before me this 14th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY